



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 22, 2013
1301-DP-01 & 1301-SIT-01
Exhibit 1

Petition Number: 1301-DP-01 & 1301-SIT-01

Subject Site Address: 14807 Gray Road (*working address*)

Petitioner: Christian Brothers Automotive

Request: Petitioner requests Development Plan and Site Plan review for an automotive service center within the Bridgewater Marketplace of the Bridgewater PUD.

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: Approximately 0.83 acre

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioners Plans

Zoning History: Ordinance 06-49 (restated)
Ordinance 13-03 (pending amendment)

Staff Reviewer: Kevin M. Todd, AICP

Procedural

- Requests for Development Plan Review and Site Plan Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the January 22, 2013 Advisory Plan Commission (the "APC") meeting.
 - Notice of the January 22, 2013 public hearing was provided in accordance with the APC Rules of Procedure.
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Project Overview

The proposal is for the development of an approximately 5,000 square-foot automobile service center (which allows for minor auto repair and service, and does not allow for gasoline sales or major mechanical or body work) The subject property is approximately 0.83 acre in size and is located on an outlot on the northern side of the Bridgewater Marketplace commercial center. The property has frontage on Gray Road, but it is accessed by the center's internal access drive.

BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS

Bridgewater PUD Standards (Ord. 06-49)

Section 5: The Village Marketplace (see Exhibit 6)

Exhibit 6: Local Business

1. Use of Required Yards.

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except when expressly permitted below:

- a. Front Yard Adjacent to Non-Residential Districts - Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures. – **COMPLIANT**
- b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures. – **Not Applicable**
- c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures. – **COMPLIANT**
- d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures. – **Not Applicable**



2. Development Plan

Development Plan filed for any construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

- a. Pedestrian Access and Orientation - Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network. – **Staff is working with the petitioner to ensure compliance**
- b. Building Fascia - All buildings and structures within a Local Business District development shall share a common architectural style. – **COMPLIANT**
- c. Vehicle Access - Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department. – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- d. Development Pattern:
 - i. Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings. – **COMPLIANT**
 - ii. In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required. – **Not Applicable**
 - iii. In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking areas, including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign – **Staff is working with the petitioner to ensure compliance**

Section 8: Uses

See "Bridgewater PUD Amendment (Ord. 13-03)



Section 10: Development and Architectural Standards (see Exhibit 17)

1. Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet. – **Staff is working with the petitioner to ensure compliance**
2. Open Space shall be greater than or equal to twenty percent (20%) of Area Y. – **Staff is working with the petitioner to ensure compliance**
3. Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses. – **Not Applicable**
4. Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and guidelines are applicable:
 - a. To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances. – **Not Applicable**
 - b. Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the cafe. – **Not Applicable**
 - c. Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors. – **Not Applicable**
 - d. Outdoor cafes shall be required to provide additional outdoor trash receptacles. – **Not Applicable**
 - e. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located. – **Not Applicable**
 - f. The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities. – **Not Applicable**



5. Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:
 - a. Sidewalk displays are permitted directly in front of an establishment, provided that a minimum of five (5) feet of sidewalk clearance along the curb and leading to the storefront entrance is maintained free of display, and the display area does not exceed seventy-five percent (75%) of the length of the storefront. – **Not Applicable**
 - b. Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays. – **Not Applicable**
 - c. Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times. – **Not Applicable**
6. All Non-residential Uses and Mixed-Use Buildings:
 - a. Minimum lot area: two thousand (2,000) square feet -- **COMPLIANT** (36,155 sf)
 - b. Minimum lot width at building line: twenty-five (25) feet -- **COMPLIANT** (100 ft)
 - c. Minimum lot depth: seventy (70) feet -- **COMPLIANT** (304 ft)
 - d. Yard dimensions
 - i. Set back from Internal Streets – No minimum – **COMPLIANT** (230 ft)
 - ii. Set back from External Streets – This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity, slope requirement (one (1) foot of building height for every two (2) feet of building set back). In no case shall the setback be less than thirty (30) feet. The setback area shall be landscaped according to standards set forth in Section 10, Landscaping. – **COMPLIANT** (40 ft)
 - iii. Side yard (each side) – No minimum – **COMPLIANT**
 - iv. Rear yard – A minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required. – **COMPLIANT** (230 ft)
 - e. Maximum building height – Fifty (50) feet – **Staff is working with the petitioner to ensure compliance**
 - f. Maximum building footprint coverage – One hundred percent (100%) -- **COMPLIANT** (14%)
 - g. All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11. – **See “BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS, Ordinance 06-49, Section 11)”**



7. The following restrictions shall apply to all owner or tenant occupied space in Area Y:
 - a. One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet; – **Not Applicable**
 - b. One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4; – **Not Applicable**
 - c. One single tenant office space may be up to forty thousand (40,000) square feet; – **Not Applicable**
 - d. Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet; – **Not Applicable**
 - e. Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; – **Not Applicable**
 - f. All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet. – **COMPLIANT**
8. Area Y Parking Requirements – **Staff is working with the petitioner to ensure compliance**

Exhibit 17. General Architectural Standards – Area Y

1. Neo-traditional architectural style – **COPMPLIANT**
2. Building Facades -- Buildings along an External Street shall have two (2) front facades, one of which is faux. Access to the building provided along the internal parking areas. Elevation facing External Street (faux façade) with similar architectural features as access side of the building. Examples of architectural treatments for the External Street side of the building include: windows, doors, pilasters, pediments, rails, and balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentals. Design elements and detailing shall be contained completely around the structure. – **COMPLIANT** (windows, window keystones, water table, cross gable)
3. Open Space – A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents – **Staff is working with the petitioner to ensure compliance**
4. Pedestrian Circulation -- The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow



for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation. – **COMPLIANT**

Section 11. Landscaping

Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets.

- Gray Road (100')
 - 3 shade trees OR 5 ornamental trees – **Staff is working with the petitioner to ensure compliance**

Where parking or loading areas occur adjacent to External Streets, the following standards shall apply:

- a. Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using one continuous evergreen shrub row, measuring a minimum of twenty-four (24) inches at planting and maintained to a minimum of five (5) feet at maturity, across one hundred percent (100%) of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.
 - Parking adjacent to Gray Road (70')
 - Continuous 70' Evergreen Shrub Row (as per planting requirements) – **Staff is working with the petitioner to ensure compliance**
 - 2 shade trees OR 4 ornamental trees – **COMPLIANT** (2 shade trees)
- b. Loading Area Screening. Loading areas shall be screened along External Streets using a brick or stone masonry wall or an evergreen tree hedge. If a masonry wall is used, it shall be at least six (6) feet in height and it shall match the exterior of the building it serves. If an evergreen tree hedge is used, it shall be a minimum of six (6) feet in height at planting. Individual evergreen trees shall be spaced no more than eight (8) feet apart, planted in a double staggered row so as to form a continuous visual screen along the entire length of the loading area. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted. – **Not Applicable**



Exhibit 18 Landscaping

1. Trash and Loading facilities (wall or evergreen screening) – **COMPLIANT**
2. Heating and Cooling facilities – **Staff is working with the petitioner to ensure compliance**
3. Softening of walls and fences – **COMPLIANT**
4. On-Site (Business) (0.83 ac)
 - 10 shade trees per acre = 9 trees required – **COMPLIANT** (10 shade trees)
 - 10 ornamental/evergreen trees per acre = 9 trees required – **COMPLIANT** (18 orn/evergreen trees)
 - 25 shrubs per acre = 21 shrubs required – **COMPLIANT** (138 shrubs)
5. Road Frontage
 - Gray Road (100') – 1 shade tree per 40 feet of road frontage = 3 trees required – **Staff is working with the petitioner to ensure compliance**
6. Buffer Yards – **See Section 11 above**

7. Interior Parking Lot Landscaping
 - Interior Parking Lot Area -- 26 spaces = 390 square feet required – **COMPLIANT** (400 square feet)
 - Minimum Island Size – 6 inches tall; 7 feet wide; 120 square feet – **COMPLIANT**
 - Curbed islands – **COMPLIANT**
 - Unbroken rows of parking can be a maximum of 200 feet – **COMPLIANT**
 - Minimum Planting Requirement -- 1 tree and 4 shrubs per island – **COMPLIANT** (1 tree and 8 shrubs per island)
8. Perimeter Parking Lot Landscaping – **Not Applicable**

Bridgewater PUD Amendment (Ord. 13-03)

1. Permitted Uses – One (1) automobile service center, including the sale of automotive petroleum products and retail consumer goods – **COMPLIANT**
2. All service bays shall face interior parking – **COMPLIANT**
3. Outside storage of merchandise shall be prohibited – **COMPLIANT** (none depicted)
4. Building Materials – Similar to illustrative building design in Ordinance 13-03. Primary building materials shall be brick and/or stone in compliance with the Architectural Standards of the Bridgewater PUD – **COMPLIANT** (brick/limestone)



WESTFIELD DEVELOPMENT REQUIREMENTS

Development Plan Review (WC 16.04.165, D)

1. Zoning District Standards – **See “BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS”**
2. Overlay District Standards – **The property does not fall within an overlay district.**
3. Subdivision Control Ordinance – **Secondary Platting is required before permits will be issued.**
4. Development Plan Review (WC 16.04.165)
 - a. Site Access and Site Circulation:
 - (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; – **Staff is working with the petitioner to ensure compliance**
 - (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; -- **COMPLIANT**
 - (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. – **COMPLIANT**

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.
 - b. Landscaping – See WC 16.06 et seq. – **See “BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS, Ordinance 06-49, Section 11 and Exhibit 18)”**
 - c. Lighting – See WC 16.07 et seq. – **Staff is working with the petitioner to ensure compliance**
 - d. Signs – See WC 16.08 et seq. – **Not Applicable**



- e. Building Orientation. – See “**BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS, Ordinance 06-49, Section 10 and Exhibit 17 & Ordinance 13-03, Item 2)**”
- f. Building Materials. – See “**BRIDGEWATER PUD DEVELOPMENT REQUIREMENTS, Ordinance 06-49, Section 10 and Exhibit 17 & Ordinance 13-03, Item 4)**”

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Local Commercial”. The proposed project complies with the development policies recommended in the Comprehensive Plan.

- 6. Street and Highway Access – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- 7. Street and Highway Capacity – **Petitioner is working with the Westfield Public Works Department to ensure compliance**
- 8. Utility Capacity – **Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity**
- 9. Traffic Circulation Compatibility – **Petitioner is working with the Westfield Public Works Department to ensure compliance**

Staff Comments

- 1. No action is required at this time.
- 2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.